

C O U N C I L   C O M M U N I C A T I O N

TO:        THE CITY COUNCIL

COUNCIL MEETING DATE:   **May 4, 1988**

FROM:      THE CITY MANAGER'S OFFICE

SUBJECT:   CONDITIONAL USE PERMIT TO CONVERT 19 NORTH SACRAMENTO STREET  
             TO SHELTER FOR HOMELESS

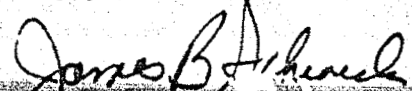
**INDICATED ACTION:** After conducting a Public Hearing to consider the request of Morris and Wenell, Architects on behalf of Fellowship Ministries, Inc. for a Conditional Use Permit to convert and rehabilitate an existing bar (Quinn's) at 19 North Sacramento Street into a shelter for the homeless, the City Council should conditionally approve, approve *or* deny the request.

**BACKGROUND INFORMATION** When the City Council adopted Ordinance 1409 on November 4, 1987 which down-zoned the "Eastside Moratorium Area", the Council made the following reservation:

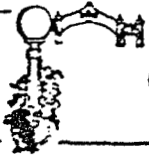
"(b) any property zoned R-C-P, C-1, C-2 or C-M in the area bounded by Lockeford Street on the north; the north-south alley between Stockton Street and Main Street on the east; Lodi Avenue on the south; and Church Street on the west not containing any multiple family units may build or convert to multiple family purposes after the approval of a Conditional Use Permit by the City Council."

Fellowship Ministries, Inc. proposes to buy the location of the former Quinn's Bar and convert the facility to provide housing, meals, free medical clinic and a non-denomination chapel for the homeless.

The monies to fund the project will come from fund raisers. It is estimated that fund raising and construction will take approximately 18 months. At the completion the applicant proposes to rent the facility to the Lodi New Life Mission.



JAMES B. SCHROEDER  
Community Development Director



City of Lodi  
COMMUNITY DEVELOPMENT  
DEPARTMENT

USE PERMIT  
APPLICATION

STREET ADDRESS OF PROPOSED USE 19 North Sacramento Street  
 PROPERTY OWNER WAKE Fellowship Ministries, Inc.  
 PROPERTY OWNER ADDRESS 222 W. Lockeford Street, Suite 9  
 APPLICANT NAME Morris & Wenell Architects and Planners, Inc.  
 ADDRESS OF APPLICANT 222 W. Lockeford St., Suite 9, Lodi CA PHONE (209) 369-8258

BRIEF DESCRIPTION OF PROJECT Convert and rehabilitate existing bar into a shelter for the homeless, which will provide shelter, food service and religious services.

SIGNATURE OF APPLICANT

*Robert Morris*

DATE April 1, 1988

SIGNATURE OF PROPERTY OWNER

*Robert Morris*

DATE April 1, 1988

THE FOLLOWING MUST BE SUBMITTED WITH ALL USE PERMIT APPLICATIONS:

1. One (1) 8½x11 transparency (drawn to scale) of a site plan showing property dimensions, existing and proposed buildings, parking areas and other improvements;
2. In a written statement, on a separate page, provide the following information:
  - a. A description of the proposed uses including hours of operation, number of employees, etc.;
  - b. A description of the present land use;
  - c. A description of the measures to be taken to insure compatibility of the proposed use with the surrounding neighborhood (e.g. building design, landscaping, fencing and site improvements);
  - d. A description of possible adverse impacts such as noise, smoke, fumes, vibrations or other hazards. Describe how these conditions will be minimized.

3. Filing Fee.

**PAID**

**APR 8 '88**

Date Received \_\_\_\_\_

P/C Hearing Date \_\_\_\_\_

File No. City of Lodi

By \_\_\_\_\_

Receipt No. \_\_\_\_\_

NOTICE OF PUBLIC HEARING  
TO CONSIDER THE REQUEST FROM MORRIS AND WENELL, ARCHITECTS  
ON BEHALF OF FELLOWSHIP MINISTRIES, INC.,  
222 WEST LOCKEFORD STREET, SUITE 9, LODI,  
FOR A CONDITIONAL USE PERMIT PURSUANT TO ORDINANCE NO. 1409,  
THE CONVERSION AND REHABILITATION OF AN EXISTING BAR  
INTO A SHELTER FOR THE HOMELESS,  
WHICH PROPERTY IS LOCATED AT 19 NORTH SACRAMENTO STREET, LODI

NOTICE IS HEREBY GIVEN THAT on Wednesday, May 4, 1988 at the hour of 7:30 p.m., or as soon thereafter as the matter may be heard, the Lodi City Council will conduct a public hearing to consider the request from Morris and Wenell, Architects on behalf of Fellowship Ministries, Inc., 222 West Lockeford Street, Suite 9, Lodi, for a conditional use permit, pursuant to Ordinance No. 1409, the conversion and rehabilitation of an existing bar into a shelter for the homeless, which property is located at 19 North Sacramento Street, Lodi.

Information regarding this item may be obtained in the office of the Community Development Director at 221 West Pine Street, Lodi, California. All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk at any time prior to the hearing scheduled herein and oral statements may be made at said hearing.

If you challenge the subject matter in court you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice or in written correspondence delivered to the City Clerk, 221 West Pine Street, Lodi, at or prior to, the Public Hearing.

By Order of the Lodi City Council

*Alice M. Reimche*  
Alice M. Reimche  
City Clerk

Dated: April 21, 1988

CITY COUNCIL

JAMES W. PINKERTON, Jr., Mayor

JOHN R. (Randy) SNIDER

Mayor Pro Tempore

DAVID M. HINCHMAN

EVELYN M. OLSON

FRED M. REID

CITY OF LODI

CITY HALL, 221 WEST PINE STREET

CALL BOX 3006

LODI, CALIFORNIA 95241-1910

(209) 334-5634

TELECOPIER: (209) 333-6795

THOMAS A. PETERSON

City Manager

ALICE M. REIMCHE

City Clerk

BOB McNATT

City Attorney

May 6, 1988

Mr. Robert Morris  
Morris and Wenell Architects  
222 West Lockeford Street, Suite 9  
Lodi, CA 95240

Dear Mr. Morris:

Subject: Conditional Use Permit for Conversion and Rehabilitation of  
Property at 19 North Sacramento Street - Fellowship Ministries, Inc.

This letter will confirm action taken by the Lodi City Council at its regular meeting of May 4, 1988, whereby following a public hearing on the matter, the Council granted a Conditional Use Permit to the Fellowship Ministries, Inc., pursuant to City of Lodi Ordinance No. 1409 for the conversion and rehabilitation of an existing bar located at 19 North Sacramento Street into a shelter for the homeless.

Should you have any questions regarding this matter, please do not hesitate to call this office.

Very truly yours,

*Alice M. Reimche*  
Alice M. Reimche  
City Clerk

AMR:jj

cc: James B. Schroeder  
Community Development Director



Dear Mayor and City Council,

In regards to using the old Quern building as a shelter by the Lodi New Life Mission. ~~Please approve its use.~~

The people at the Lodi New Life Mission would better the lot of the homeless if they could have more space. Since they are down on Sacramento Street and they speak the language of these people they are they ones who know what is needed.

I think the Lodi New Life Mission needs the space. Have you been to the Mission? Have you seen how small it is? Have you ever been hungry with no place to go? Have you given food and clothing to them?

Try giving some food and see how grateful they are for any amount you give. A Chorus of "God Bless you" and "Thank-you" will follow you out their door. Give them more space so that they can help the homeless more, remember; There but for the grace of God, go I.

Sincerely,

~~John J. [illegible]~~  
130 N. California  
Lodi, Calif.